

**PLANNING BOARD MEETING MINUTES
FRIDAY, AUGUST 26, 2005**

MEMBERS PRESENT: Jeremy Daly, Chair
Paula Caron
Jay Cruz
Mike Hurley
Nancy Maynard

PLANNING OFFICE: Mike O'Hara

Call to Order

Special Meeting called to order at 4:05 p.m. in the Second Floor Conference Room, City Hall.

~ Purpose of meeting to discuss whether to request the City Solicitor to ask the court to remand the Pandiscio application back to the Board. Pre-trial Conference is scheduled for Sept. 1. If there is to be a remand back to Board, City Solicitor would like Board's authorization to request one prior to Sept 1 court date. (Therefore issue can't wait until regular monthly meeting.)

Board reviewed proposed "Stipulation of Remand Order" and communication from C. Solicitor and the revised site plan discussed at July 19 meeting.

Discussion: if a revised plan doesn't have a chance of being reviewed favorably, then remand would be just a waste of time. If Board finds that they are still not in favor of a revised plan, they can deny it again. Board will not be in any worse position.

Discussion of risk of first (denied) plan getting approved by Court. This is most likely slim.

Mr. Hurley: major issue to him is access via Damon Road on revised plan.

Board discussed the following issues identified to date w/ rev. plan. Must be addressed before Board would consider approval of a revised plan.

- Access to site via Damon Rd. needs to be improved.
- Applicant must address sensitive areas that would be affected by Damon Rd. improvements & replicate elsewhere on site.
- Water & Sewer - investigate possibility of getting water & sewer to existing houses on Damon Rd.
- Some of parcel must be set aside as Open Space -- be specific which areas.
- Address the access to rest of site through access driveway for garden apts. (as discussed at July 19 Plng. Bd. mtg.)
- Mitigate off-site traffic impacts at Mt. Elam & Electric Ave. and Mt. Elam & Fifth Mass Tpk.

Motion made by Mr. Hurley, seconded by Mr. Cruz to ask the City Solicitor to remand revised plan back to Board, & to inform Pandiscio of the list of concerns raised by the Board
Vote 5-0 in favor.

Meeting adjourned 4:30 p.m.

~ Approved: _____